



# CITY OF COLLEGE PARK

OFFICE OF THE MAYOR & CITY COUNCIL

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March 10, 2020

Clerk of the Council  
County Administration Building  
Room 2198  
14741 Governor Oden Bowie Drive  
Upper Marlboro, Maryland 20772

Re: Countywide Sectional Map Amendment (CMA)

Dear Madam Clerk,

The City of College Park appreciates the opportunity to provide comments on the CMA. The City Council and staff were actively involved in and supported the Zoning Rewrite and have also followed the CMA process closely. It is unfortunate, however, that we were not given the opportunity to participate in certain Decision Matrix decisions prior to the release of the CMA as we had formally requested on several occasions. College Park is part of the 3% of Prince George's County where there are areas with no one-to-one replacement and discontinued zones such as M-U-I and M-X-T. In particular, the US 1 corridor is an area where staff discretion was needed to determine the appropriate base zones and City involvement would have been productive.

While the City agrees with many of the decisions made, the City also has questions about the rationale for the zone selections in some instances. College Park has seen significant redevelopment and investment over the years precisely because of the zoning tools in place that are now being eliminated. It is vitally important that the right zoning decisions are made now so that the revitalization of the City and County may continue. The City's comments and recommendations are listed below.

1. For the entire Downtown area of US 1, use the LTO Core zone rather than the LTO Edge and RTO-L Edge zones. The average density of redevelopment approved or constructed Downtown since 2005 is 116 dwelling units per acre. The maximum density permitted in the proposed zones is 40 and 60 dwelling units per acre, respectively. This large discrepancy is likely to be a disincentive to future development.
2. In the Lower Midtown area of US 1, use the LTO Core zone for the area south of Berwyn Road and east of US 1 rather than LTO Edge and use

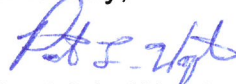
the LTO Edge zone north of Berwyn Road instead of the NAC zone. The average density of redeveloped properties in this area is 126 dwelling units per acre and there are several key sites still available for development. Again, there is a disconnect between existing density and density proposed under the new zones.

3. In the Upper Midtown area on the west side of US 1, there are a few properties in the DDOZ under single ownership that have split M-U-I and R-55 zoning. It is recommended that the LTO Edge zone be used rather than RSF-65 in these cases. These properties currently can be rezoned through a Detailed Site Plan but this process is extinguished with the DDOZ.
4. In the Autoville/Cherry Hill area of US 1, use the NAC zone for parcels 14 and 16 rather than the RMF-20 zone. While this property is in the Existing Residential Character Area, it is currently zoned M-U-I and adjoins property to the north proposed for NAC. The NAC zone seems like a better fit.
5. In the Uptown area of US 1, use the LTO Edge zone for the Ikea site rather than the NAC zone. This would be consistent with Decision Matrix instructions to treat contiguous groups of mixed-use properties as one.
6. In the Hollywood Commercial District, use the NAC zone north of Edgewood Road rather than the CGO (west side of Rhode Island Avenue) and CN (east side of Rhode Island) zones proposed. These proposed zones are inconsistent with the direction of the Decision Matrix, and the purposes of the NAC zone to provide for lower-density, small-scale, mixed-use centers that serve the surrounding neighborhood are well suited to this part of the commercial area.
7. On the north side of Berwyn Road at the railroad tracks, use the CN or IE zone rather than the CGO zone. This land is currently zoned CSC but lies within the Berwyn Industrial area with adjacent properties to the north and south proposed for the IE zone. IE is recommended as a more appropriate zone for this small group of properties.
8. At the City-owned Department of Public Works property, 9217 51<sup>st</sup> Avenue, use the IH zone for the entire site rather than retain residential single-family zoning along the frontage. Having split-zoned property under single ownership can create difficulties for future improvements especially two zones as incompatible as residential and industrial.
9. At the City-owned Youth and Family Services property, 4912 Nantucket Road, use the NAC zone rather than the CGO zone. This property is in the Hollywood Commercial District and this recommendation is consistent with the previous recommendation for the area.

10. Reauthorization of the City's delegated zoning authority. The City wishes to retain all previously delegated zoning authority under the new zoning code and expects that this will be a seamless process.

The City congratulates the Council and staff on the progress that has been made to move the new Zoning and Subdivision Ordinances closer to reality. It is very important for the CMA to align with existing plans and development to the extent possible, and the City would appreciate your serious consideration of the comments and recommendations contained in this letter. We would also welcome a dialogue with you on these requests prior to any final action.

Sincerely,



Patrick L. Wojahn  
Mayor

cc: Dannielle Glaros, Thomas Dernoga, Chad Williams, Derrick Berlage